

DRAFT



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
MAY 20, 2004
MINUTES**

PRESENT: David Ortega, Council Member
E.L. Cortez, Vice Chairman
Michael D'Andrea, Design Member
Anne Gale, Design Member
Jeremy Jones, Design Member
Michael Schmitt, Design Member

ABSENT: James Heitel, Planning Commission Member

STAFF: Jayna Shewak
Kroy Ekblaw
Randy Grant
Tim Curtis
Bill Verschuren
Al Ward
Kira Wauwie

CALL TO ORDER

The regular meeting of the Scottsdale Development Review Board was called to order by Councilman Ortega at 1:00 p.m.

ROLL CALL

A formal roll call confirmed members present as stated above.

OPENING STATEMENT

COUNCILMAN ORTEGA read the opening statement that describes the role of the Development Review Board and the procedures used in conducting this meeting.

MINUTES APPROVAL

May 6, 2004 DRB Minutes

VICE CHAIRMAN CORTEZ MADE A MOTION TO APPROVE THE MAY 6, 2004, MEETING MINUTES AS PRESENTED. SECOND BY MR. JONES.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

CONSENT AGENDA

COUNCILMAN ORTEGA stated cases 43-DR-2003#2, and 15-DR-2004 have been moved from the consent to regular agenda. He further stated he has citizen comment cards on cases 62-DR-1999#2 and 15-DR-2004 they will keep these cases on the consent agenda but allow public testimony.

62-DR-1999#2

Sonoran Crest
Request approval for modification of building
envelope lot 25
12119 E Sands Hills Rd

MS. SHEWAK presented this case as per the project coordination packet. Staff recommends approval, subject to the attached stipulations.

(COUNCILMAN ORTEGA OPENED PUBLIC TESTIMONY.)

CARL FORSMAN, 23861 N. 199th Way, stated that he sent a letter endorsing the change. He further stated that he lives adjacent to the property. He reported that he walked the lot and reviewed the changes with the developer last weekend. After careful consideration, he sees it as an improvement over the originally approved building envelope. He further reported that he had a few other neighbors who felt the same way.

JOHN SCHWER, 23429 N. 119th Way, spoke in opposition to this request. He stated that he moved into the present house in January and the reasons he moved there was because his wife has to be on a one floor and he liked the views. This project will interfere with the views.

(COUNCILMAN ORTEGA CLOSED PUBLIC TESTIMONY.)

MR. SCHMITT reported that he had a chance visit the property and he was convinced that the new proposed envelope is an improvement to what is there and less disruptive to the site and rock outcroppings. It is also a better position for the home. He further reported that he supports this request.

43-DR-2003#2 96th Street Improvements
Round-about & Gateway Features, Colors &
Materials
96th St. from Shea to Redfield
McCloskey Peltz Inc., Architect/Designer

(PULLED TO REGULAR AGENDA)

12-DR-2003#2 Boulders Villas
Site Plan & Elevations
Douglas Frederickson Architecture,
Architect/Designer

MR. WARD presented this case as per the project coordination packet. Staff recommends approval, subject to the attached stipulations.

(COUNCILMAN ORTEGA OPENED PUBLIC TESTIMONY.)

RONNIE WAINWRIGHT, 7500 E. Boulders Parkway #58, representing Owners Association of the Boulders South, stated they are happy with this project. She further stated that the only issues that exists that there would be some delineation between the properties and this project. She explained at the Annual Meeting in March the members association was told there would be delineation between the properties. She further explained that it is important for security to have some type of low wall or additional vegetation that would show the communities are separate.

(COUNCILMAN ORTEGA CLOSED PUBLIC TESTIMONY.)

COUNCILMAN ORTEGA inquired if staff was aware of tangible changes that have been made. Mr. Ward replied one of the issues they are having is that NAOS goes right up to Boulders Parkway and there is not a viable opportunity to have a low screen wall on either side of the NAOS because of blocking off the NAOS type of issues.

STEVEN VOSS, LVA Urban Design Studios, stated that there is a buffer zone being provided between their site and the Boulders community that is the agreement with the Boulders Association. They are also providing for a low wall between the NAOS and Clubhouse Drive, which was another agreement with the Association. He noted that this member of the Board was not involved with the

Board at the time the agreement was met. He further noted that they worked with the Board for the better part of a year and this plan does meet that agreement. He remarked that he felt security would not be an issued because of the price of these units. There are not cart paths connecting the two communities.

VICE CHAIRMAN CORTEZ asked several questions regarding the linkage between the two sites. Mr. Voss replied the only linkage would be crossing the NAOS.

MS. GALE stated the speaker requested additional landscaping in that wash corridor. She inquired if that was an option. Mr. Voss explained that would not be allow per ESLO.

15-DR-2004

Pinnacle Peak Office Park
Site Plan & Elevations
7400 E. Pinnacle Peak Rd
Cambium Architects, Architect/Designer

(PULLED TO REGULAR AGENDA)

MR. D'ANDREA MOVED TO APPROVE CASES 62-DR-1999#2 AND 12-DR-2004 WITH THE ATTACHED STIPULATIONS. SECOND BY MR. JONES.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

REGULAR AGENDA

43-DR-2003#2

96th Street Improvements
Round-about & Gateway Features, Colors &
Materials
96th St. from Shea to Redfield
McCloskey Peltz Inc., Architect/Designer

MS. WAUWIE presented this case as per the project coordination packet. Staff recommends approval, subject to the attached stipulations.

COUNCILMAN ORTEGA inquired about the anticipated height of the cut out sculpture. Ms. Wauwie replied it would be 8 plus feet.

MR. SCHMITT inquired about the proposed location of the horses. Ms. Wauwie replied they are proposed to go into the center of the intersection. Mr. Schmitt stated that sculpture within the center of the circle seems over the top but the idea using them at the corner walls is something he would support.

COUNCILMAN ORTEGA inquired if there was a way of pulling the equestrian theme without having a 8-foot cut out sculpture. He stated maybe another icon like saddles.

VICE CHAIRMAN CORTEZ expressed his concern regarding the color of the light poles. He inquired if that type of pole has been used in Scottsdale. Ms. Wauwie replied the proposed pole finish is standard and has been used in the community. Vice Chairman Cortez stated the pole finish reads as a wine color. Mr. Urbanek replied it will be brown tone.

MR. D'ANDREA inquired if they could explore the option of using a three-dimensional horse sculpture in the center instead of the cutouts. Mr. Urbanek replied that might be cost prohibitive because it would require an artist rather than a tradesman to do something like that. Mr. D'Andrea remarked if the budget allows he felt it would be nicer to have one three-dimensional element versus four cut outs.

(COUNCILMAN ORTEGA OPENED PUBLIC TESTIMONY.)

SUSAN WHEELER, 9616 E. Kalil Drive, stated she has been involved in the Cactus Corridor since 1990. She further stated it is nice they are doing this for the equestrian. She remarked she was grateful they lowered the round-a-bout because that makes it easier for the horse rigs to come in. She further remarked that she likes the horses anywhere noting they could even be smaller and still look great. She concluded this is a nice job and she is very happy with this.

(COUNCILMAN ORTEGA CLOSED PUBLIC TESTIMONY.)

COUNCILMAN ORTEGA stated he felt the flat cut outs might be better placed against a wall because by being placed in the circle they might have a carousel effect. He further stated that he was concerned about the height because being 8 feet and four racing around might be too active. Mr. Urbanek explained that maybe the picture was not clear it would not have a carousel effect because the horses would only be put on the northeast corner and southeast corner where Cactus Acres starts. They would not be on all four corners.

MR. JONES stated he would like to see no sculptures in the middle of the round-a-bout design because from a safety standpoint that is the last place you need a distraction. He further stated that he would be in favor of having the horses on two signs and the round-a-bout with fewer distractions in the middle.

COUNCILMAN ORTEGA stated the general layout and performance of the corner would be a traffic decision. The traffic consultant provided information on the layout of Cholla for Cactus Acres.

MS. GALE stated she liked the size of the cut outs and would support the request.

MR. JONES MOVED TO APPROVE CASE 43-DR-2003#2 AS SHOWN WITH NO HORSES IN THE MIDDLE AND ONE FULL SIZE HORSE SILHOUETTE AT EACH CACTUS ACRES SIGN. SECOND BY MR. D'ANDREA.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

15-DR-2004

Pinnacle Peak Office Park
Site Plan & Elevations
7400 E. Pinnacle Peak Rd
Cambium Architects, Architect/Designer

MR. VERSCHUREN presented this case as per the project coordination packet. Staff recommends approval, subject to the attached stipulations.

JACK LEONARD, Cambium Architects, stated the site plan was setup to minimize the impact to the neighbors on the different sides of the property. He provided a brief overview of the site plan and elevations. He reported they have agreed to restrict traffic coming out of the property to come south and minimize the cut through traffic heading north to the neighborhood.

MR. JONES suggested the applicant consider shading devices for the exterior windows.

(COUNCILMAN ORTEGA OPENED PUBLIC TESTIMONY.)

MARY ERNST, representing Los Portones Community Association, 2400 E. Arizona Biltmore Circle, Phoenix, spoke in favor of this request. She reported the applicant has been very good about keeping the Association informed. They reviewed the initial plans at the March Annual meeting. She further reported the only thing that has come to their attention is the Los Portones Drive is a private street owned by the Association and they are located on the south side of the Los Portones community. They are hoping that Pinnacle Peak will be major point of entry. She explained that she recommended that they place a right turn only sign on Los Portones to encourage vehicles to turn right and go back to Pinnacle Peak Road.

(COUNCILMAN ORTEGA CLOSED PUBLIC TESTIMONY.)

MR. LEONARD stated they could do something that will direct traffic.

COUNCILMAN ORTEGA stated the applicant has heard their concerns regarding shading on the south side. Mr. Leonard replied they would look at shading elements.

VICE CHAIRMAN CORTEZ MOVED TO APPROVE CASE 15-DR-2004 WITH THE ADDED STIPULATION THAT THE ARCHITECT WORK ON SHADE DEVICES FOR THE EXTERIOR WINDOWS AND THOSE ELEMENTS RETURN FOR BOARD REVIEW AND APPROVAL. SECOND BY MR. JONES.

MR. D'ANDREA inquired if Vice Chair Cortez would like to attempt to make that a right turn only exit.

VICE CHAIRMAN CORTEZ AMENDED THE MOTION TO INCLUDE A STIPULATION THAT THE SITE PLAN CONSIDER A RIGHT TURN ONLY ON LOS PORTONES AS DISCUSSED AT THE HEARING TODAY. SECOND BY MR. D'ANDREA.

COUNCILMAN ORTEGA stated that would be subject to staff review and maybe there is a way of painting or articulating an extra guidance there.

MR. VERSCHUREN inquired if shading devises are for all the elevations or just on the southern elevations. Vice Chairman Cortez replied the southern but the Board would be open to continuation of those shade elements throughout the complex at the discretion of the architect.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

COUNCILMAN ORTEGA stated this is Jayna Shewak's last meeting. He remarked she has been an outstanding coordinator. He thanked her for all her years of service.

9-PP-2004

104th St. & Bell
Preliminary Plat
104th Street & Bell Road
Greedy – Picket, Architect/Designer

MR. EKBLAW stated two weeks ago the Board reviewed this plat and staff requested a continuation of the east half so they could work with the applicant on a win/win situation for access into the future Preserve and design. They have worked through those issues.

MR. CURTIS presented this case as per the project coordination packet. Staff recommends approval, subject to the attached stipulations.

COUNCILMAN ORTEGA inquired if all the stipulations that were agreed to last time would be in effect. Mr. Ekblaw replied in the affirmative the full stipulation package would be approved and apply to all 780 acres of this application. Councilman Ortega stated that last time they talked about the cut and fills and that maybe the east side would have more because of the steeper grades. He inquired about the highest slope. Mr. Ekblaw replied typically slopes are 2 to 5 percent on this site and there maybe a couple areas where they are slightly steeper in the washes.

VICE CHAIRMAN CORTEZ MOVED TO APPROVE CASE 9-PP-2004 WITH THE ATTACHED STIPULATIONS. SECOND BY MR. JONES.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

ADJOURNMENT

With no further business to discuss, the regular meeting of the Scottsdale Development Review Board was adjourned at 1:05 p.m.

Respectfully Submitted

"For the Record" Court Reporters